

Hayes Manor
Manor Road
Chevy Chase Vicinity
Montgomery County
Maryland

HABS No. MD-202

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HISTORIC AMERICAN BUILDINGS SURVEY

HAYES MANOR

Location: A tract of 8.86 acres at 4101 Manor Road west of Connecticut Avenue, Chevy Chase, Montgomery County, Maryland.

Present Owner: Estate of G. Thomas Dunlop.

Present Occupant: Residence of Mrs. G. Thomas Dunlop and Mr. A. McCook Dunlop.

Present Use: Residence.

Brief Statement of Significance: The original (1767) portion of the house is one of the oldest, well-preserved examples of the Georgian mansion in this section of Maryland; it is a good example of the design and craftsmanship of the period. Since 1792 it has been held by a single family.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and Subsequent Owners: Original tract purchased, and main house built by Reverend Alexander Williamson. Purchased and occupied by James Dunlop about 1792, and owned by his descendents since that date. /"Hayes, A Montgomery County House" by G. Thomas Dunlop, A. McCook Dunlop, and L. Morris Leisenring in Maryland Historical Magazine, June 1954/.
2. Date of Erection: Original owner purchased 700 acres out of Clean Drinking Manor in 1762, and began construction of the house in 1765, completing the central portion in 1766 or 1767. /Maryland Historical Magazine, June 1954/.
3. Architect: No definite information has been found on the name of the architect or designer. John Aris, of Virginia, has been suggested by T. T. Waterman; and William Buckland, joiner, carver and architect of Virginia and Annapolis, may possibly have been associated with Hayes; however, there is no documentary evidence available that either of these did work on this house. The name of the builder is not known. /Maryland Historical Magazine, June 1954/.

4. Original plans, construction, etc.; plans of construction accounts are not available.
5. Notes on alterations and additions: The original house of rectangular plan has an adjacent separate kitchen structure to the west with a connecting colonnade. This kitchen burned about the middle of the last century and a new kitchen, described as inadequate, was added to the house on the east side. At the north or garden entrance there was an uncovered wooden stoop with built-in bench seats. The stoop was removed and replaced with a platform and steps of flagstone, semicircular in plan.

For the south entrance there was probably an uncovered wooden porch or stoop. In recent years, when the wood floor of the porch was rebuilt in masonry with a flagstone floor, it was observed that the brickwork on the lower exterior wall of the house had been left unfinished; this would indicate that a platform of some type existed on the original house. Had the present Greek Ionic portico been a part of the original construction, it is doubtful that the projecting brick band at the second floor level would have continued across the porch; and there is little evidence of the use of porticos of this design on houses at that date. It is quite probable that the portico was constructed in the early 19th century, but there is no documentary evidence.

About 1892 a second story addition was made to the east kitchen wing, but in 1899 that inadequate wing was removed and replaced with the present wing; it includes a pantry, kitchen and lavatory, and a stair leads to the second floor with two bedrooms and bath. The rebuilding of the main stair in the original house was carried out at this time. The addition and reconstruction work was designed by Architect Walter Peter, cousin of the owner, George T. Dunlop.

In 1908 Mr. Peter designed the sun parlor which replaced a mid-19th century Victorian porch on the west end of the original house. The greenhouse and a garage were added (the garage was later enlarged). At this time the

wall between the entrance hall and the southwest anteroom was removed by substituting a boxed beam supported at each end by an Ionic column and pilaster. /Maryland Historical Magazine, June 1954/.

- B. Historical Events Connected with the Structure: Reverend Alexander Williamson became curate in 1761 and a year later became rector of Prince George's Parish (now St. Paul's Episcopal Church, Rock Creek Parish). He purchased the 700 acre plantation in 1762 and began constructing the house in the year following; it was name "Hayes" probably after the home of the Earl of Chatham, William Pitt, the younger, whom Williamson admired during the period of his earlier schooling in England. Williamson's familiarity with the Georgian Mansions of England, Baltimore and Annapolis led him to construct one of the most sturdy and well designed fine houses in this section of Maryland. With loyalties to the Church of England and the Crown, Reverend Williamson retired in 1776 as rector, but he continued to be highly regarded by the parishioners and he performed marriage ceremonies at Hayes until 1783. Before he died he willed the property to his heirs, and the estate was offered at auction in 1792. Purchased by James Dunlop, it has been occupied by his descendants since that date. In 1837 the size of the estate was reduced to one-half, and before 1892 it was further reduced to 25 acres; it is now 8.86 acres. /Maryland Historical Magazine, June 1954/.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The plan type is characteristic of other mansions of the period in Baltimore and northern Virginia. It is one of the best examples of the existing mansions built in this area of Maryland. The distinctive brick pattern, and the excellent design and workmanship on the exterior, together with fine interior woodwork makes it a worthy example of the period.

2. Condition of Fabric: Good; well maintained. The old portion is essentially as originally constructed. Alterations within, and additions to the house have been carried out in design and detail like the original work.

B. Technical Description of the Exterior:

1. Overall Dimensions: Old portion - 36'-10 $\frac{3}{4}$ " x 45'-8". Total overall length - 149'-6".
2. Foundations and Cellar: Walls of brick. Cellar, probably existing in the 18th century, reconstructed and enlarged in recent decades to accommodate furnace, storage, etc.
3. Wall Construction: Brick, 2 bricks thick ($16\frac{1}{2}$ ") plastered inside. Brickwork is of the finest quality and workmanship; north and south exterior walls are all headers exposed, while the end walls are common bond with headers every fourth course. The east wing addition follows the same pattern of brickwork; the west wing is constructed with all header courses. On the south exterior wall there is a moulded brick water table; on the north side there is a simple projection with bevelled mortar work. Interior partition walls are $1\frac{1}{2}$ brick thick through the two stories.
4. Chimneys: In each of the end walls of the old portion of the house the flues from two fireplaces on each floor angled into a single broad chimney in the center of the gabled ends. The fireplace in the present library was removed and has been replaced with a door opening. In building the sun parlor in 1908 a fireplace was added and the chimney was added to the west main chimney. Several of the flues have been closed and those fireplaces are no longer used.
5. Porch and Stoops: The south entrance porch and portico, probably constructed in the early 19th century, evidently replaced an earlier uncovered porch or stoop. The fluted wood columns with Greek Ionic capitals and wood entablature are well proportioned, and contribute to the refined

5. dignity of the mansion. The porch floor was constructed of wood on wood framing, but was recently rebuilt in masonry with a flagstone floor. The north entrance probably had a wooden stoop with built-in seats; this is now replaced with a flagstone stoop of semicircular pattern.
6. Openings:
 - a. Doorways and Doors: South and north entrances are similar but not identical in design, with elaborate, heavily projecting quoins simulating beveled stone rustication; they are of a very hard cement-like mortar, earlier painted sandstone color, but now painted white. Heavy 6-paneled wood doors have screen doors added, somewhat concealing the simple dignity of the original doorways. Doors at the ends of original portion were to the kitchen, dependencies and stables.
 - b. Windows: On the south facade the bricks of the flat arches are tapered to wedge-shape and have smooth rubbed surfaces; on the north side the bricks of the segmental arches have natural surfaces and are not shaped. The usual window is 9/9 double-hung wood sash; interior shutters folded into paneled wall recesses but are no longer used; exterior shutters, added within this century, conceal the brick jambs which are alternate headers and stretchers. On either side of the south entrance the windows are narrow; the diamond-shaped panes are probably a later addition. Windows of the east wing addition follow the pattern of the original house; those of the west wing are 12 paneled French-door type with fan transoms of elliptical form.
7. Roof:
 - a. Shape, Covering: Original house gabled; west wing hipped with dormers; east wing hipped and gabled. South porch hipped, low pitched, metal covered; north-east service porch and covered passage low pitched and metal covered. Roof on original house had wood shingles, now covered with slate shingles; other steep pitched roofs covered with slate.

- b. Framing: In the unfinished attic of the old portion the original roof framing is exposed. The rafters about 5"X5" are pitsawed of oak or pine with some faces hewn. Some are tendoned and pinned, or they are sometimes nailed with large handwrought nails. No bracing is used except a single 5"X5" tie beam. Before ceiling material was added to the cellar, the first floor joists were visible; they were hewn, 5"X9" in size. Framing elsewhere is not visible.
- c. Cornice, Eaves: The wood cornice, with bracket-form modillions, is excellent in scale and detail; used on the original house, and continued on the added wings. Copper gutters and conductors are on all eaves.
- d. Dormers: No dormers on the original portion; gabled dormers on the west wing and the garage.

C. Technical Description of Interiors:

- 1. Floor Plans: Original portion two stories and an unfinished attic; originally a square central stair hall (recently enlarged), with four rooms on each floor. Attic stair changed, and a bathroom added on the second floor. Each room had fireplace on the end walls. Main partition walls were 12" brick, load bearing.

East wing contains kitchen, pantry, storage and lavatory; second floor has two bedrooms and bath. West wing has sun parlor with finished attic rooms above. Greenhouse attached to east wing, and a garage with servant rooms above.

- 2. Stairways: The main stair was originally quite steep before its reconstruction in 1899 when a lower landing was added; railings, newels and balusters of walnut were reused in the new stair; the trim on the outside string and underside of the stair were modified in design. The enlarged entrance hall, opened up in 1908, and the spaciousness of the upper stairwell add to the dignity of the interior. A stairway to the attic was removed and rebuilt to provide space for a second floor bathroom. In the east wing there is a stairway to serve that area.

3. Flooring: Wood floors, 6" boards.
4. Wall and Ceiling Finish: Walls and ceilings plastered, some papered. Originally the walls of the lower floor rooms had only a baseboard and a wide, flat moulded chair rail, but now there is a paneled treatment. The spaces at the sides of the chimney breasts were probably open, but now closets of wood paneling have been added.
5. Doorways and Doors: Wood, 6-paneled.
6. Trim: Broad moulded wood door trim. Arched opening of the second story stair hall originally opened to a finished stair that led to the attic; the arch has the impost, archivolt and key formed in plaster. In the northeast bedroom the door leading to a shallow closet is trimmed with heavy pilasters and an entablature; this trim was probably removed from another location in the house during remodeling work. Windows have paneled wall recesses, under sill window seats and paneling to the floor. The ceiling cornice moulds are probably original.
7. Hardware: Exterior and interior doors in the old portion have original locks and hinges. Usually "H" or "L" type hinges are used; often the hinge plates are covered by surface wood or trim.
8. Lighting and Plumbing: Electrical fixtures are now used throughout. Piping for added sanitary and heating equipment in the old house is well concealed.
9. Heating: Originally a fireplace was used in each of the eight rooms of the main house; the whole house is now heated with a basement furnace and radiators.

D. Site:

1. General Setting and Orientation: Planned in the 18th century as the mansion for a great plantation, it is situated today on a pleasant site of 8.86 acres that slopes away from the house to the south, to the east,

and to the west. A pair of brick posts marks the roadway entrance at the southeast corner, and the drive approaches through giant trees to pass across the open lawn in front of the entrance portico. From this south porch there is a view southward across a spacious lawn and through an opening in the trees to distant properties. North of the house there is a level lawn (originally a bowling green) and ornamental gardens.

2. Outbuildings: East of the house there is a monument to the memory of James and Elizabeth Dunlop and their descendants, placed there when remains were removed from an old family burial ground. Near the east boundary of the property there is a dilapidated small, square wooden building that was used as a smoke house. Northeast of the main house a wooden cottage is used as a servants' house, and north of that building there is a stable and carriage house.
3. Drives and Walks: The approach drive is of asphalt; other drives and the walks are of gravel.
4. Landscaping: The wooded areas, the open lawns, and the borders and gardens of flowers and boxwood are probably similar to the original treatment. The grounds are well maintained.

Prepared by Melvin M. Rotsch
Supervising Architect
National Park Service
August 1962

"Hayes"

HABS No. MD-202

Later known as "Hayes Manor"
Chevy Chase Vicinity
Montgomery County, Maryland

"Hayes"

Address: Manor Road, Chevy Chase, Maryland

Present Owners: Heirs of G. Thomas Dunlop

Present Use: Residence of Mrs. G. Thomas Dunlop
and Mr. A. McCook Dunlop

Physical History: The original building, 36 x 45 feet, two full stories with unpierced attic roof was built 1765-67 by the Reverend Alexander Williamson on a 700 acre tract purchased in 1762 from a part of the Clean Drinking Manor tract taken up in 1680. East and west wings of irregular plan have been added in recent years and some alterations have been made in rooms and stairway. The fine Georgian character of the original building, still remaining, was unusual for its time in this area and though no architect is recorded, Williamson must have had a skilled man's services. A native of Calvert County and the son of a clergyman, he had studied in England and there had finally received Holy Orders. He had been installed as Curate in 1761, soon thereafter as Rector, of the growing parish of Prince George's Frederick, - now the fine Saint Paul's Church, Rock Creek Parish. His English influences were strong for evidently not willing to be restricted to the hundred acres of glebe lands that surrounded the then primitive frame chapel and rectory, and a considerable distance, on beautifully high rolling and wooded ground he built his Georgian Mansion.

The very name "Hayes" comes from his English influence for this was the name of the home of the Earl of Chatham, William Pitt the elder, Prime Minister of England, the champion of the rights of the American Colonies during the critical period prior to the Revolution. With his house finished, he brought here in 1767 his bride, Elizabeth, daughter of the wealthy and prominent Dr. William Lyon of Baltimore. This was his home until his death in 1786.

"Hayes" it has remained until recent years when its owner, for identification among neighbors has added the term "Manor". Though reduced now to a beautiful nine acres, "Hayes Manor", well becomes the place.

Physical Description: The house facing directly south, stands on high ground gently sloping to the south, east and west. The original house is of brick of the finest quality and workmanship, its floor framing supported by thick brick partition walls from foundations to floor of the unfinished attic. Both the north and south facades were laid with all header bricks and the end walls had headers every fourth course making a strong and pleasing tie between the main facades. All exterior walls are quarry stone up to grade. The interior walls that established the room sizes are one and one-half brick thick in the strong English bond from foundation to attic. The treatment of the brickwork at the jambs and heads of all openings is particularly fine and it is noteworthy that the same care as to bond and texture has been maintained in the later wing additions.

With such attention to fine brickwork the entire absence of cut stone is notable. This may have been a matter of local economy, but none was used as ornament, at door and window sills, or at the entrance steps. Neither was stone used for the elaborate heavily projecting quoins or for the heads and keys at both main doorways. These were of very hard cement like mortar, originally the color of sandstone now covered with many coats of paint. These are the only substitutions in the use of materials, but they are a great addition in the general effect of the design. On both main floors of the original were two larger and two smaller rooms and a broad central stair hall. On the first floor the large drawing room was to the northeast with direct central north entrance. The dining room was to the northwest and two small rooms flanked the entrance hall on the south. On the second floor were two large and two small bedrooms and stairs to the attic. Each of the eight rooms had its central fireplace with flues drawn over to the two fine chimneys, one at the center of each end gable. To the west of the house were the kitchen and other dependencies and to the east the barns, stables and quarters. Minor side doorways lead to these. All dependencies, except the old smoke house, have disappeared. The design and quality of all woodwork, exterior and interior, is of the best and evidently the product of a well organized shop. In the cornices that extend the width of both fronts, every element is in perfect scale and relation, with a happy use of bracket form modillions. There are no windows in the side walls except two small ones in each

gable. Those in the main fronts have inside shutters folding into panelled wall recesses, with broad trim to floor and under-sill wall seats. The outside shutters are a recent addition. Interior walls were originally free of paneling but had baseboard, wood cornices and a broad moulded chair rail. All doors have broad mitered trim and still have their original hardware, rim locks, L or H hinges and a number with hinge plates covered by the surface wood of door and trim. All the old mantels remain without ornament except in the two main rooms of the first floor, one with an effective band guilloche and one with a vigorous Wall of Troy frieze. The old stairway with its walnut ballusters and rails was crowded in its effort to afford circulation and this was entirely remodelled some years ago with detail much more elaborate.

Historical Information: The existence of "Hayes" is due to the establishment of the parish of Prince Georges, Frederick, and the appointment thereto, in 1761 as Curate, the Reverend Alexander Williamson a wealthy young clergyman who had studied in England, been Curate at Saint Anne's Church in the already Georgian Annapolis, who brought his architectural impressions to the building of his own Georgian home this far west in the then Frederick County. The earliest history of the house is closely bound up with the development of the fast growing parish and contributes an interesting picture of the relation of a clergyman of the Church of England to the political developments of the first coming years. Soon as Rector his ministerial authority extended

over a considerable area, the parish was extended and two smaller parishes were established and chapels built. His incumbency was spoken of as the golden age of the parish. He was believed and respected and when, at the beginning of the war he resigned his parish, considering his oath to the Crown prevented serving under the State Government, many of his congregation continued to seek his ministerial services throughout the war and until his death at "Hayes" in 1786. Throughout all the years of his ownership "Hayes" had been the center of gracious hospitality and parish activity. Williamson's character appeared in the careful disposition of his property to daughter and relatives and in the careful naming of his executors and witnesses one of these, James Dunlop, Georgetown neighbor and friend, by 1792 had taken full possession of "Hayes". It has remained in the Dunlop family ever since. The first Dunlop owner, James Dunlop, married his cousin Elizabeth Peter. They lived in their home in Georgetown in the winters and in "Hayes" in Summer. James died in 1823. After the death of Elizabeth, his widow, in 1837, half the land, including the house, was bought by their son Robert Peter Dunlop. Since that date it has been in possession of a son, grandson, or great-grandson of James Dunlop, Sr., and now of the heirs of G. Thomas Dunlop, Jr. Prior to 1892, when George T. Dunlop, father of the recent owner, came into possession, all the plantation land except the present nine acres had been sold for real estate

development. It was during the ownership of the last two Dunlops that the wing extensions and interior adjustments were made.

The grave of Alexander Williamson is unmarked. A marble shaft to the east of the house bears the inscription "In memory of James and Elizabeth Dunlop and their descendents".

Suggested Reference: Maryland Historical Magazine, June 1954; Hayes Manor by G. Thomas Dunlop, A. McCook Dunlop and L. M. Leisenring; James Dunlop's Ledgers; Maryland Historical Society; Historic Montgomery County, Maryland by Roger Brooke Farquhar, 1952, Silver Spring, Montgomery County, Maryland.

Prepared by: Mr. L. Morris Leisenring, Preservation Officer, FAIA,
Washington-Metropolitan Chapter AIA, August 1961.

Approved by: _____

John B. Abbot
Chief Architect

Date

11/6/61